

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Law Coastal Development Permit

Decision:
Date:

Approved with Conditions
August 3, 2026

Project ID No: P6327

Applicant(s): Shawn Fritz
Owner(s): John Law
Assessor's Parcel No(s): 112-251-13
Property Address: 195 Park Avenue,
Inverness
Project Planner: Megan Alton
(415) 473-6235
Megan.alton@marincounty.
gov

Signature: *Megan Alton*

Countywide Plan Designation:
Community Plan Area:
Zoning District:
Environmental Determination:

C-SF3 (Rural/Residential Coastal Zone)
Inverness Ridge
C-RSP-1 (Residential Single Family Planned)
CEQA Section 15301, Class 1

PROJECT SUMMARY

The applicant requests Coastal Development Permit approval to construct a new first floor 70 square foot addition and second floor 110 square foot addition onto an existing single-family residence located on a developed lot in Inverness. A Coastal Development Permit is also requested for the installation of a new 1,200-gallon septic tank. The existing building area is 1,663 square feet and the proposed building area is 1,843 square feet. The existing floor area is 1,314 square feet and the proposed floor area is 1,494 square feet. The 180 square feet of proposed additions would result in a floor area ratio of 24 percent on the 6,000 square foot lot. The proposed building would reach a maximum height of 21 feet 3 inches above surrounding grade and the exterior walls would have the following setbacks: 62 feet from the western front property line; 6 feet 11 inches from the northern side property line; 24 feet 6 inches from the southern side property line; and 26 feet 1 inch from the eastern rear property line.

Coastal Development Permit approval is required for the modifications to structures built prior to 1930 and the expansion of a septic system pursuant to Marin County Coastal Zoning Code section 20.68.060.F and G.

COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Inverness Ridge Community Plan for the following reasons:

- A. The project is consistent with the Paradise Ranch Estates Design Review guideline 1 related to geotechnical issues because the proposed project would be located on a geologically stable portion of the lot and would include structural and seismic stability measures that would be verified during building permit review.
- B. The project is consistent with the Paradise Ranch Estates Design Review guideline 2 related to visual resources and guideline 6 related to tree protection because it would be oriented to prevent visibility from adjacent parklands, because the structures would be of an appropriate height and color to blend in with the surrounding vegetation, and because the project would minimize grading and tree removal.
- C. The project is consistent with the Paradise Ranch Estates Design Review guideline 3 related to public services because the surrounding road and drainage improvements have already been constructed.
- D. The project is consistent with the Paradise Ranch Estates Design Review guideline 4 related to watershed protection because the project is not located near any stream protection areas, meets the septic system requirements, and would include all necessary erosion control measures as verified during building permit review.
- E. The project is consistent with the Paradise Ranch Estates Design Guideline 5 related to grading and erosion control because the project would minimize grading, and an erosion control plan would be required for construction during the wet season to ensure that surface water run-off is minimized and soil erosion is prevented.

COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Coastal Permit (Marin County Local Coastal Program Implementation Plan Section 20.70.070)

- A. Coastal Access.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The proposed project includes additions on to an existing single-family residence and septic improvements. The proposed project would not negatively affect public recreational access facilities or opportunities, nor would it occur near the shoreline, tidelands, submerged lands, or public trust lands (Section 20.64.180(B)(1); LUP Policy C-PA-1). For similar reasons, the project would not require the acquisition or dedication of new public access from the nearest public roadway to facilitate access to the shoreline or along the coast (Section

20.64.180(B)(2); LUP Policy C-PA-2). Therefore, the project is consistent with the applicable policies in the Public Coastal Access section of the Land Use Plan and the relevant standards in Section 20.64.180 of the Coastal Zoning Code.

- B. Biological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.050 (Biological Resources).**

The subject property is developed with a single-family residence and is highly disturbed. According to the data on file in the Marin County Geographic Information System, the property does not contain wetlands, coastal streams, riparian vegetation, coastal dunes, or groves of trees. Additionally, staff conducted a site visit and determined a biological site assessment would not be necessary because no evidence of the presence of Environmental Sensitive Habitat Areas (ESHAs) was observed on the subject site.

The project is consistent with the LUP biological resources policies for the protection of streams, wetlands, and coastal dunes (C-BIO-1, C-BIO-2, C-BIO-3, C-BIO-7, C-BIO-8, C-BIO-14, C-BIO-23) and this finding because the proposed project would not substantially alter the margins along environmentally sensitive habitat areas.

- C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.060 (Environmental Hazards).**

The property is developed with a single-family residence in a residential area of Inverness. No natural dunes exist on the project site. The proposed project is not located within a bluff erosion zone and does not impact coastal access. The project site is located near the Alquist-Priolo earthquake hazards zone for the nearby San Andreas fault. The Marin County Community Development Agency, Building and Safety Division will require seismic compliance with the California Building Code prior to the issuance of a building permit. Therefore, the project is consistent with the LUP environmental hazard policies and this finding.

- D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 20.32.**

The subject property is zoned C-RSP-1 (Coastal, Residential Single-Family Planned). The C-RSP zoning district provides areas for detached single-family homes, similar and related compatible uses, with no specific setback requirements, so that development may be designed for maximum compatibility with sensitive site characteristics. The subject property is surrounded by single-family residences. As the primary use of the subject property would remain residential and as the project does not entail commercial operations related to agricultural or maricultural uses, this finding does not apply.

- E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land**

Use Plan and the applicable standards contained in Section 20.64.080 (Water Resources).

The drainage improvements for the project would comply with the Marin County standards and best management practices required by the Department of Public Works. Therefore, the project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (LUP policies C-WR-1, C-WR-2, C-WR-3, and C-WR-6).

F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.100 (Community Design).

The proposed project includes additions to an existing single-family residence and septic improvements. The surrounding area consists of coastal woodlands with sloping knolls, with residences constructed with varying setbacks and patterns. At a maximum height of 21 feet 3 inches above surrounding grade the additions onto the primary structure are consistent with the 25-foot height limit allowed under the C-RSP-1 zoning district regulations.

The existing structure and additions are not located on a ridgeline and would not distract from the rural residential character of the site or surrounding area. The project would be consistent in scale, design, and materials with the surrounding community. Therefore, the project is consistent with the LUP community design policies to protect visual resources and compatible design (LUP policies C-DES-1, C-DES-2, and C-DES-3).

G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Chapter 20.66 (Community Development).

The proposed project includes additions to an existing single-family residence and septic improvements. As discussed above, the proposed development would be compatible with the existing residential scale of the neighborhood consistent with LUP policy C-INV-1. The project site is not located within the Paradise Ranch Estates area or along the Tomales Bay shoreline; therefore, LUP policies C-INV-3 and C-CD-5 do not apply.

H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).

The proposed project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during the review of the Building Permit application.

I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).

The project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project would not remove housing subject to a recorded covenant, ordinance, or law that restricts rents to levels of affordable to persons and families of lower or very low income or subject to any other form of rent or price control. Therefore, the project is consistent with the applicable policies in the housing section of the LUP and the relevant standards in Section 20.64.130 of the Coastal Zoning Code.

- J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.140 (Public Facilities and Services).**

The Inverness Public Utility District currently provides water to the project site, and water service will remain unchanged with the proposed project. Additionally, on May 8, 2026, Environmental Health Services reviewed the proposed project and found it was feasible as proposed. Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7), and this finding because the project would be adequately served by existing public water service and the proposed septic upgrades would be adequately sized to meet the needs of the residence including the proposed additions, as verified during the review of the Building Permit or Septic Permit application.

- K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.150 (Transportation).**

The project site is currently accessed via a driveway from Park Avenue and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. Therefore, the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not result in impacts to the scenic quality of Highway 1.

- L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).**

The project site is not located within the Inverness designated historic district boundary as identified in the Marin County Historic Study for the Local Coastal Program. The project entails the renovation and two small additions onto an existing residence. The existing residence was built around 1906 and has been modified over the years including a rear addition between 1906-1928. The applicant provided a historical assessment and the LCP Historic Review Checklist for the proposed project. The historical assessment found that the proposed renovation and small additions would be consistent with its original architectural character. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR- 2, C-HAR-8) and this finding because the project would not affect historical, archaeological, or paleontological resources.

- M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).**

The project site is not located adjacent to any public park or open space, and the project does not entail any development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because the project is proposed on an existing residential property that is not located within a mixed-use coastal village commercial/residential zone and does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Coastal Development Permit approval authorizes the construction of 180 square feet of additions onto an existing single-family residence located on a developed lot in Inverness. This Coastal Development Permit approval also authorizes the installation of a new 1,200-gallon septic tank. The 180 square feet of approved additions shall result in a floor area ratio of 24 percent on the 6,000 square foot lot. The proposed building shall reach a maximum height of 21 feet 3 inches above surrounding grade and the exterior walls shall have the following setbacks: 62 feet from the western front property line; 6 feet 11 inches from the northern side property line; 24 feet 6 inches from the southern side property line; 26 feet 1 inch from the eastern rear property line.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Inverness Cabin" consisting of 20 sheets prepared by Shawn Fritz, received in final form on June 23, 2026, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2026" with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially

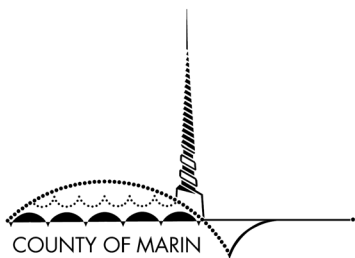
completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision (August 17, 2026).

Attachments:

1. Marin County Uniformly Applied Conditions 2026
2. Response from Environmental Health Services - Septic, May 18, 2026
3. Response from the California Coastal Commission, May 20, 2026
4. Response from Department of Public Works - Land Division, May 26, 2026



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO PLANNING PERMITS**

2026

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. If the project is subject to the affordable housing requirements of Development Code Chapter 22.22, the applicant shall provide a copy of the affordable housing plan required by Development Code section 22.22.110 to the CDA Planning Division following its approval by the CDA Housing Division.
3. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
4. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
5. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of

the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment

into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 60 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 120 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 180 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 236, 415-473-6907

DATE: May 18, 2026

TO: Megan Alton

FROM: Becky Gondola, Senior REHS

RE: Law Coastal Development Permit
P6327

AP#: 112-251-13

ADDRESS: 195 Park Ave, Inverness

TYPE OF DOCUMENT

DESIGN REVIEW

LAND DIVISION

USE PERMIT

VARIANCE

MASTER PLAN

☒ **COASTAL PERMIT**

LOT LINE ADJ.

OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:		
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WATER

☒

SEWAGE

SOLID WASTE

POOLS

HOUSING

FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

☒ FIND IT COMPLETE.

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.

The materials are complete.

2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.

N/A

3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.

The project is feasible as proposed, the septic system shall be installed per the recent approved septic construction permit, B44761.

4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

N/A

From: Honey, Julian@Coastal
To: Megan Alton
Cc: Ringuette, Oceane@Coastal; Rexing, Stephanie@Coastal
Subject: RE: Transmittal - Law Coastal Development Permit
Date: Wednesday, May 20, 2026 3:28:42 PM
Attachments: [image003.png](#)
[image001.png](#)

Hi Megan,

We don't have any comments on this one.

Thanks!

Julian Honey (He/Him/His)
Coastal Planner
North Central Coast District



From: Megan Alton <Megan.Alton@MarinCounty.gov>
Sent: Tuesday, May 5, 2026 12:26 PM
To: Honey, Julian@Coastal <julian.honey@coastal.ca.gov>
Cc: Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>
Subject: Transmittal - Law Coastal Development Permit

Hello Julian,

Please find the attached Transmittal and materials for the Law Coastal Development Permit located on 195 Park Avenue, Inverness.

The project plans are located in the link below.

 [Public Documents](#)

Please note that I have requested comments regarding incompleteness by May 26, 2026.

Thank you,

Megan Alton
SENIOR PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

415 473 6235 T

415 473 7880 F

megan.alton@marincounty.gov

Email Disclaimer: <https://www.marincounty.gov/privacy-policy>

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

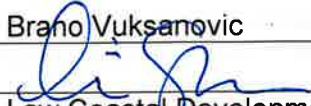
Inter-office Memorandum - First Transmittal

DATE: 05/26/2026

DUE: 05/26/2026

TO: Megan Alton

FROM: Brano Vuksanovic

APPROVED: 

RE: Law Coastal Development Permit
(P6327), Township (Inverness)

APN: 112-251-13

ADDRESS: 195 Park Avenue, Inverness

TYPE OF DOCUMENT

DESIGN REVIEW

☒ COASTAL PERMIT

LAND DIVISION

VARIANCE

USE PERMIT

ADU PERMIT

ENVIRONMENTAL REV.

OTHER:

Department of Public Works Land Use Division
has reviewed this application for content and:

☒ Find it **COMPLETE**

Find it **INCOMPLETE**, please submit items listed below

Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:

Traffic

Flood Control

Other:

Items listed under the heading "Incompleteness Items" are from the "Planning Application Submittal Checklist" (version 10 February 2025).

Note to Planning:

The plans show a shed/garage that is partially located within the Park Avenue county-maintained right-of-way. The encroachment is not permitted until a recorded encroachment permit is obtained for the encroachment in the right-of-way.

Merit Comments

Prior to Issuance of a Building Permit: These items are not incompleteness items to be addressed as part of the Design Review application. The following are items to be included in or addressed with the building permit application.

1. **Site Plan:** Clearly plot, label, and dimension all existing and proposed easements and rights-of-way affecting the property, including any access, utility, drainage, or other recorded easements, if applicable. The topographic map provided indicates easements may exist on the property but were not plotted.
2. **Grading & Drainage Plans:** Provide a grading and drainage plan prepared by a licensed professional engineer or by a registered architect:
 - a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
 - b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2019 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained

by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.

- c. Per 2019 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
- d. The plan shall also incorporate any recommendations from the Geotechnical Engineer, if such a professional is involved in the project.
- e. The plan shall tabulate the existing and proposed areas of impervious surface for the property, and specifically indicate the area of new plus replaced impervious surfaces (this may not just be the difference between existing and proposed). Demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
- f. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.
- g. Indicate means of restoring all disturbed areas.
- h. Add a note on the plans indicating that the Design Engineer/Architect shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.

3. **During Construction Stormwater Pollution Prevention Controls:** Per MCC24.04.625, the applicant shall provide a plan and implement measures to prevent stormwater pollution during construction. Depending on the volume of earth movement and the proximity to any mapped watercourse, the application shall provide one of the following:

Best Management Practices Plan for projects with less than 250 cy of earth movement and where the limit of disturbance is over 50 feet from any mapped watercourse. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website, <https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en>

4. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Include all existing and proposed water, sanitary sewer/septic, electrical, gas, and telecommunications utilities.

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